## 145 BUSINESS OPPORTUNITIES

### STOP
### CHECK THESE FOR YOUR NEEDS
On Vancouver Island

1. Marina, boat rentals, cabins, etc. Price ..... $42,000
2. Marina, boat rentals, etc. Price ..... $56,000
3. Marina, boat rentals, cabins, acreage, etc. Price ..... $68,000
4. Restaurant, complete; land, stock, equipment, chattels, etc. $5,000 down, balance $150 per month. (South side of 49th parallel.) Price, only ..... $18,000
5. Motel, restaurant, acreage, strategically located. Highway frontage. Price ..... $48,000

VICTORIA

De luxe 6-room bungalow, oil hot water heating, numerous other buildings, acreage, etc. $5,000 down. FULL PRICE $24,500.

For further information on the above, please phone Roy E. Hills, EV 3-6918 or EV 5-3435.

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

### TRADE OR SELL

4-SUITE CONVERSION IN CITY. (ALL FURNISHED). NET RENTALS OVER $2,000. Will sell for $15,800 or trade $8,500 equity on OLDER STYLE HOME.

5-BY-5 FAIRFIELD DUPLEX, full bsmt, oil heat, 2 BEDRMS EACH, PLUS BSMT SUITE. Value $23,500 on NEW 3-BEDROOM HOME in good area.

2 COMMERCIAL LOTS in town (north of Regina), located on main st. between large grocery and garage. FOR LOTS IN VICTORIA AREA (suitable N.H.A. home construction).

L. H. Rands, EV 3-4117;
Res. EV 2-8980

LEACH & SPARKS

### ISLAND INVESTMENT CO. LTD.
774 FORT STREET EV 4-7146

### REVENUE

Revenue $218 per month. Excellent conversion consisting of 3 self-contained suites, one, two and three bedrm. 3 electric ranges included. Oil heat. Full price with terms $13,300.

Doreen Carriss, GR 7-2432
Anne Donaldson, EV 2-6870

INVESTIGATE THIS ONE

Four-room self-contained suite up with separate entrance. Four and a half rooms down. Newly wired; excellent remodelling job. Two gas stoves, stair and hall carpet go with. Automatic coal stoker. Only $10,800.

Anne Donaldson, EV 2-6870
Doreen Carris, GR 7-2432

### "HANDYMAN'S SPECIAL"
$750 DOWN

Close to town—self-contained suites, 2 down, 1 up. Good investment. $750 down ..... $8975
Please call MRS. VIVIAN LEEDHAM, EV 5-6741 or EV 3-8706. M.L. No. 6359
Northwestern Securities of Victoria Ltd.

UNUSUAL OPPORTUNITY — 3-storey brick building; good condition, in rooms and suites. Close in. $29,000. EV 3-1920.

LOOKING FOR LIVING QUARTERS? CHECK THE CLASSIFIED SECTION FOR THE LATEST AND BEST OFFERS.

VERY LARGE HOUSE FOR RENT, or handy, reliable couple to operate same. EV 4-6754.

## 147 EXCHANGE REAL ESTATE

FAIRFIELD DUPLEX valued at $12,500, three bedrooms for owner plus $100 per month income, to trade for 3-bedroom home, any good district.
Call T. Mullen, GR 7-3642, or office, EV 5-8704
Frank A. Martin Agencies Ltd., 1114 Blanshard St.

FOR EXCHANGES of all kinds—property, mortgages, etc. — phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd., for property trades of all kinds. 75 Victoria Crescent, Nanaimo. Phone 2250.

## 149 LISTINGS WANTED

### LIST WITH RITHET
706 Fort Street EV 2-4251

### WANTED

Apartment block not over 10 years old. 7 suites is the size required, up to $60,000. All cash can be arranged in 3 years. Can pay $35,000 down. Call Len LeDoux, Ph. EV 5-9760. Fairfield Realty.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING

Deal with the realtor of your choice. Your property is placed before the clientele of 51-member firms ... their salesmen, their contacts go to work for you.

MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2225

LISTINGS OF ALL TYPES wanted by B. J. Merchant who has recently joined our firm of Frank A. Martin Agencies Ltd. Please phone office EV 5-8704, or res. EV 5-2108.

T.C.A. PILOT URGENTLY REquires 2 or 3-bedroom home, price secondary if $3,000 will handle. Call Mr. Clark, Western Homes Ltd., EV 2-2157, res. EV 2-3453.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

## 150 HOUSES FOR SALE

### $13,750
NEW—NHA
3 BEDROOMS

Seven of these 3-bedroom homes now under construction in various districts. All offer full basements, oil heat and drive-in garages. One is now ready to move into. Also I have one just starting out high Cook Street at $13,950, a real choice location.

### ESQUIMALT
NEW DE LUXE
3 BEDROOMS

Yes this is truly a de luxe better built 1,200 sq. ft. home with 3 bedrooms, a dining rm, large living rm, a sun deck off the living rm, a kitchen with dining area and an extra special bathroom. There is an extra room plus a basin and toilet in the basement. Drive-in garage with black-topped driveway. Asking price $17,900.

Many other homes now in my listings. Please let me know your needs and if I do not have the home you want I will do my best to find it for you. For further information on these or other homes please call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St., EV 4-7128 or (res., EV 3-5685).

NEW LISTINGS WILL BE VERY MUCH APPRECIATED.

## 150 HOUSES FOR SALE

### NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

### "MILLIONAIRE VIEW"

Invest only $19,900 and own this million-dollar view and the most carefully-designed home. Visualize your family and your guests in the the gracious entrance hall and stepping down the 3 steps into the stylish sunken living room, past the Roman tile and copper planters — the sweeping floor to roof fireplace chimney with its raised hearth styling, is a dominant feature. Wall-to-wall carpets are included in the price, making the initial cost of moving in much less. Full-size dining room makes entertaining at dinner time a pleasure. Picture windows, patio, modernage kitchen with a sunny breakfast area, 3 bedrooms, full basement and oil heat, of course. 2-car garage—in fact, a modern quality home. Very adequately financed at 5%. Call MRS. PIPES, EV 5-6741 anytime.

### "WEEKEND SPECIAL" JUBILEE AREA

I am proud to present this lovely modern stucco bungalow. Large living room has fireplace. Kitchen and dining area are bright, clean, and cosy. Oak floors throughout, full concrete basement with oil heat. Price ..... $11,750
with terms should sell it immediately. Call Mrs. Wellings now. EV 5-6741; Res. GR 7-2769.

### "YOU'LL BE SURPRISED"

At the value this $1,500 down payment home offers. 2 bedrooms, living, pleasant kitchen, full basement. Drive-in garage and nice lot. Pleasant district and the full price only ..... $8950
CLARE VERBEEK, EV 5-6741 or GR 9-5640.

### "REDUCED DOWN PAYMENT $1500"

TAUNTON ST. New house, very nice inside. Large living room, 2 good bedrooms, spacious kitchen, oil furnace in full cement basement. Schools, stores, Jutilee and bus very handy. POSSESSION IMMEDIATE. Please call me, I have the key. SUE HOBSON, EV 5-6741 or EV 2-7828.

### "$8850"

will buy this comfortable 2-bedroom home. Situated on a quiet boulevarded street not far from town, this smaller home with an attractive, newly decorated living room, full basement, well-planned garden and separate garage with cement driveway is an excellent buy. Easy terms.

Please call SYLVIA NIXON, EV 5-6741.

### "LITTLE GEM"
$1,800 DOWN

On Asquith St. older, 5 rooms plus small bedroom in full basement with garage. Living room with fireplace, dining room, large kitchen with utility. Wired for range. DON'T LET THIS PRICE POOL YOU. IT'S GOOD. ..... $7500
Asking only ...
Call FRED BERGMAN, EV 5-6741 or EV 5-8916.

### "LANGFORD" "$1200 CASH"

10-year-old stucco and plaster home. 2 or 3 bedrooms Large lot. Garage Good value at ..... $7200
DON BACON, EV 5-6741 or EV 4-0237.

### "DUPLEX"
$1,000 DOWN

buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.). Price ..... $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

### "$750 DOWN"

This is your opportunity to purchase a home of your own, 3 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage. Full price ..... $6950
Call today, MRS. JOHNSTON, EV 5-6741 day or night.

### "A SMALL HOME"

Looking for a ONE-BEDROOM home? Such homes are few and far between. At the moment we are pleased to be able to offer a 3-room white stucco bungalow with full basement, close to town and handy to bus and stores. Neat and clean throughout. Full price only ..... $5500
Please call MRS. JOHNSTON EV 5-6741 or EV 2-5655

### "$5500 FULL PRICE"

Cute, compact, small home on 195-ft. corner lot, just the place for garden lover. Very low monthly payments can be arranged. For details please call SUZANNE ROBSON, EV 5-6741 anytime. EV 2-7828.

### "GORDON HEAD BUILDING LOT"

If you are thinking of building a home, make an appointment to see this 75x254' level lot with partial sea view, in beautiful Gordon Head. Call AKAEL PETTERSEN, EV 5-6741 or EV 4-6871 anytime.

### ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

### IN THE CITY

4½% N.H.A. MORTGAGE
—Only 9 Years Old
—Excellent Living Room, FP
—Super Electric Kitchen
—3 Large Bedrooms (1 twin)
—New Pkg. Oil Furnace
—Extra Rooms in Basement
—Drive-in Garage
QUIET AREA NEAR SHOPS, SCHOOLS AND BUS.
Very good terms.
Full Price ..... $11,500
Mr. Clarke or Mr. McDonald
GR 7-6510 EV 5-7511 GR 7-3318

FOR SALE, OAK BAY, ON EASTdowne Rd. Has thru hall, L-shaped living rm, dining rm, large cab kitchen and utility rm, 3 bedrooms, 4-pc colored bathroom with vanity. HW floors. Full basement with drive-in garage. Oil heating. Sponged-in rumpus room with fireplace. Clear title. By owner. EV 4-1377

## 150 HOUSES FOR SALE

### PEMBERTON HOLMES, Ltd
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

### OUTSTANDING OAK BAY S.
### QUICK POSSESSION

This most attractive older-type home in very good condition. Large LR (open fireplace), guest-size DR, cosy den (open fireplace), all with inlaid oak flooring; large kitchen, utility room, two large bedrooms; tiled 4-pc bathroom with vanity. LARGE BEDROOM UPSTAIRS. PLAY ROOM IN BASEMENT. HW oil heating, garage. ENCLOSED SUN DECK FACING SOUTH. Lot 60x198. This is an exceptional buy. $4,500 cash.
FIRM PRICE ..... $16,800
THIS WILL REQUIRE QUICK ACTION. Appointment to view phone MR. HEPBURN, EV 4-8124; Res. EV 3-7039

### LIKE A BARGAIN

This 1,200' bungalow, in new condition, has 3 BR, L-shaped DR and LR with FP, beautiful kitchen with utility, plumbed for washer. All hardwood floors, contra-flow oil HA heat, carport and lighted hobby-shop. Large, landscaped lot is on quiet street, but close to schools and bus. Those able to pay CTM ($8,100—5%) can enjoy payments of $70 P.I.T. Lower DP acceptable. IMMEDIATE POSSESSION ..... $11,900
MR. LOVE, EV 4-8124; Res. EV 4-6056

### OAK BAY
### A PICTURE IN BLACK & WHITE

Perfect for retirement, this pretty home offers the charm of a sunken living room with high arched Devonshire-type fireplace and the seclusion of a trim, easily maintained fenced-in garden. On a quiet location, with all facilities close at hand and 1958 taxes only $50 net, this is an ideal home for a couple wishing to live inexpensively ..... $11,500
For appointment to view please phone EV 4-8124, MR. SIMPSON; Res. EV 5-7369

### Handyman's Special
$500 Cash

4 suites, James Bay. Full basement, hot-air piped furnace. Separate garage. Full price ..... $7500
DISTRESS SALE. Call EV 4-8124, JACK BROWN EV 4-4976, or JACK MIDDLETON GR 9-4327 eves.

### OAK BAY
### Willows Beach Area

A real solidly built stucco bungalow, close to bus line, shopping and a short stroll to Willows Beach. This fine home has through hall, 17-ft. living room with open fireplace, large windows, separate dining room, gleaming oak floors. There are two bedrooms, 4-pc Pembroke bathroom with pedestal sink, tiled walls, a full high spacious basement, plus extra finished room. This home is equipped with an excellent economical Oil-O-Matic hot-water heating system. The grounds are fully landscaped and include various fruit trees. To round out this fine property there is a two-car separate garage with very convenient access. Price only ..... $14,250
Phone J. B. LAW, EV 4-8124; Res. GR 9-3251 eves.

### OAK BAY

Brand new bungalow, 12x19 living room with fireplace. All hardwood floors. Large cabinet kitchen, wired, nook, two bedrooms, three-piece bathroom. Automatic oil heat. Insulated. $1,300 down and $75 month handles. Full price only ..... $10,500
W. WOODLEY, EV 4-8124; res., EV 4-3916.

### DUPLEX
### SIDE-BY-SIDE
### $12,950

Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, look-up garages. Rent $70 each. OWNER PAYS TAXES, $160, and water ONLY. Immaculate condition—throughout.

EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124; res., Sidney 652.

### ESQUIMALT

Near Saxe Point, this quality-built home in a choice location will suit the discriminating buyer. It features thru hall, large LR with corner fireplace, dining area, lovely electric kitchen, three good bedrooms, 4-pce bath. Extra room with 2-pce bath down. Plan to see the other extras. There will be real pride of ownership here. Quality workmanship throughout ..... $17,900
E. K. LANE, EV 4-8124; Res EV 2-3592

### 2-BEDROOM HOME IN OAK BAY

Ideal for a retired couple. On a quiet street in Oak Bay just off Beach Drive, two bedrooms, living room with extra paneled room in basemtn. Oil heat, hardwood floors. Beautifully kept inside and out, with well laid out back garden secluded from the street. Price ..... $16,800
DOROTHY KIRKPATRICK, EV 4-8124; Res Keating 68X.

### BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

### Park View—4 Suites
### GROSS $4188 P.A.

$20,000 was spent completely modernizing this home into four de luxe suites each with view over Beacon Hill Park. Having living room, bedroom, modern electric kitchen and Pembroke bath. Automatic oil heating and laundry facilities; storage lockers, etc. Very desirable property within walking distance of town. Large lot with room for expansion. Full price ..... $36,000
For further information, phone MRS. SHIRLEY, EV 4-8124; res. EV 4-8485, eves.

$1,750 DOWN
NEAR JUBILEE HOSPITAL
ALMOST NEW 2-BEDROOM STUCCO BUNGALOW

Situated on appr. ½-acre level lot (good garden land), full high basement, auto-oil furnace, drive-in garage, beautiful 8-foot living room with open fireplace, all oak floors, cab electric kitchen, Pembroke plumbing and 2 spacious bedrooms. An immaculate, clear-title home in this close-to-hospital location.
Price ..... $11,750
Appt to view phone A. E. Beeber, EV 4-3365; Res EV 5-2875. Financial Survey Ltd.

### $1500 DOWN

2-BR bungalow, 4 years old, 20x13 LR, 12x12 DR. Full basement, carport and sundeck. Balance as rent.
Full price ..... $9800
Hollick Realty (1958) Ltd.
A. V. Waite, EV 5-8794, EV 3-1573.

OAK BAY BORDER. MODERN 7 rooms, no steps. Oil heat. $13,500. No agents. EV 4-5130.

## THERE OUGHTA BE A LAW

## 150 HOUSES FOR SALE

### BOORMAN'S

### NHA NHA
SEWERED LOTS WITHIN 2-MILE CIRCLE ON NEW PAVED ST.
DOWN PAYMENTS FROM $1400

As Contractor's Agent for Dolby Construction Co. Ltd., we offer better two and three-bedroom homes on the fourteen remaining lots of Camrose Crescent Extension

DOWN PAYMENTS INCLUDE:
Lot,
Legal fees,
House plan,
Building contract,
Application fees,
Choice of colors and fixtures

For further information contact our Building Department
G. Haney, res. EV 2-2386
A. Mutch, res. EV 3-7137

### NEEDS DECORATING OUTSIDE

But the inside is perfect. Beautiful light floors, new modern fireplace, wired for electric range and other features make the living area supreme. Three nice rooms and large hallway down with three good rooms and bathroom up. Full basement with sawdust hot-air furnace piped. Full price (terms) ..... $6900
W. I. Boorman, res. EV 4-0434

### DUPLEX

A good home for owner plus monthly revenue of $68. Each suite has separate front entrance, is completely self contained and in beautiful condition. New wiring. Separate meters. Close to bus. A real bargain at full price of (terms) $10,950
C. Kelly, EV 3-7124; res. EV 3-4864.
F. Long, EV 3-7124; res. EV 2-2516.

### DEAN HEIGHTS
### 5% NHA LOAN EXCLUSIVE

It will be a pleasure to show you this spotless 3-year-old bungalow. LR with FP, kitchen-dinette with counter separating, two good bedrooms 4-pc bath. Full basement with HEATED BEDROOM (or den), McClary oil furnace, drive-in garage. Landscaped and fenced lot. Stone planters at front of house. Connected to storm drain and sewer. Clear title or generous loan available.
Price ..... $11,900
J. S. Boorman, res. EV 2-5036

### OAK BAY

Situated on a boulevarded street of fine homes close to the Uplands, where the local improvement taxes have been paid for and the present taxes are reasonable. Featuring nice-size LR with FP, DR, two good-size Bedrms and den. Electric kitchen, full cement bsmt. Oil-O-Matic heating, lovely lot. Price ..... $16,750
R. F. Harris, Res. GR 7-2998.

OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

### FINANCIAL SURVEY LTD.
1324 Government St EV 4-9305

### WHY WAIT

Spring will soon be here then it will be too late to buy this lovely 6-rm stucco bung as the owner is being transferred and must sell. This home has everything. Thru halls, HW firs, picture windows, full bsmt, O-O-M heating, drive-in garage. Situated amongst nice homes on Lansdowne slope. Phone now for appoint. to view. Today's best buy ..... $17,900
Roy Gill EV 4-9305; res EV 4-3310

### OWNER TRANSFERRED

Must sell immaculate 5-year-old home. Excellent neighborhood close to all conveniences. THREE EXCELLENT BEDROOMS, full basement, oil heat. See, compare, and make your offer. Asking ..... $14,900
Exclusive Listing
N. A. Fraser, EV 4-9305, Res. EV 5-3751.

### EXCLUSIVE DUPLEX

Drive by 1245 Chapman St., Fairfield. 6 rms for owner, 3 bedrms and bath, 4 rms up, 2 bedrms and bath, rent $65. Full bsmt, HA heating. Rental up pays mortgage. Terms. Full Price ..... $9850
Stan Hyland, EV 4-9305; Res. EV 2-3520

### "ATTENTION" "NAVY & ARMY"

ESQUIMALT — 3-bedroom home, completely modernized, 25-ft. living room, full basement. Extra lot can be sold. Seldom do we get a buy like this. Good terms on the full price of ..... $10,400
Dial Mrs. V. Roberts at EV 5-8701 or EV 2-1968.

MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

### DON'T WAIT!

For all cash, it's waiting for you. $20,000-$23,000 cash, for 3-bedroom home in Oak Bay or Gonzales. Ruth E. Hutcheson, EV 4-9318, GR 8-3536. C. N. Montague Co.

$13,950 — CO-OPERATIVE OAK Bay apartment for sale. Full sea view. Consider exchange for Oak Bay bungalow. S. Hargrave, Realtor, EV 4-9827 anytime.

## 150 HOUSES FOR SALE

### WHITTOME'S
Established 1898

### $1500 DOWN

English-type 4½-room bungalow in Dean Heights area. Charming LR and fireplace, 2 bedrms and utility. Very attractive fenced garden. Also one completed attic room and storage space galore. Attached garage. Range goes. Clear title. $13500 down and ..... $9000
Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829

### $2500 DOWN

Brand new 3-bedrm, full-basement, oil-heated bungalow in a quiet semi-rural area, just 3 miles out. Move in by March 1. Excellent value by a good builder. High location. Guy Meuffels, EV 2-4255 anytime, res. EV 2-7829.

### RANCHER

From the first step into the entrance right through to the patios at either end of the family room you know this HOME was built for the family's pleasure. The living room is gracious with Swedish fireplace separating the dining room. Wall-to-wall tone-on-tone carpeting. Compact electric kitchen with exhaust fan and good work area. Outstanding family room, 16x24, with inside barbecue. Shantung panelling and tile floor. 2 twin bedrooms and one single. 4-pc bath with vanity. Oil-O-Matic heat; double carport; stucco; Duroid roof. All fenced, with seclusion.
Price just ..... $17,850
Good terms.
To view please call Mrs. Ruth Squires, EV 2-4255 anytime, res. EV 2-2269

### TODAY'S BEST BUY

If you are looking for a smart home let me show you this one. Just 3 yrs old and situated in a nice neighborhood. Consists of 5 rooms, auto oil heating, large living-dining room, separate garage. Grounds nicely landscaped, taxes only $166. 5½% mortgage.
Full price ONLY ..... $9500
Please call E. Bryan, EV 2-4255 anytime, res. EV 4-4771.

### NEW DUPLEX SIDE BY SIDE

Choice location, close to schools, shops and transportation. 3 bedrms, large living room, modern kitchen, 4-pc bath each side. Priced at ..... $19,950
Price includes new automatic washing machines. Terms, NHA mortgage. Details phone L. A. Squires, EV 2-4255 anytime, res. EV 2-2269.

J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau

### HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

### TOWNER PARK AREA

Close to Sidney for shopping, 5 acres cleared land for pasture, very attractive 5-rm ranch-type bung, double garage. Very good buying at the full price of ..... $13,950
Olive Greaves, EV 2-5104 anytime.

### GORDON HEAD

New HW floors, 2 bedrms, oil heat, terms.
Full Price ..... $8950

### CITY

5 yrs old, 2 bedrms, HW firs, attached garage, utility rm, oil heat
Full Price ..... $8950

### SAANICH

¾ acre, 2 bedrms, older home suitable for retired couple. Full Price ..... $8100
Mr. Davies, EV 2-5104 anytime.

### GORGE

8 rms plus large LR lge DR, lge den with FP, lge kit with pantry, 4 bedrms, PC basement, HA heat, 3-pce bath, well built, lge lot, fruit trees.
Asking ..... $10,750
But you make an offer.
Mr. Bryant, EV 2-5104 anytime.

### OAK BAY

Modern ranch-style bung, 2 bedrms, LR with FP, dining rm and lge cab kit, O-O-M, carport, big corner lot. Possession 30 days.
Price, with terms ..... $11,950
Mrs. E. M. McLachlan, EV 2-5104 anytime.

HOLLICK REALTY (1958) LTD.
### CLARKE & WALLACE
1118 Quadra EV 5-8794

### SEA VIEW
### SIX ROOMS

NEW, attractive and desirable home with some seclusion. It is located on a quiet street and has a wonderful view of the sea and mountains. This home is well planned and has every convenience. Rooms are all bright and spacious. It has a full high basement with provisionmade for rumpus room and bathroom. Clear title or terms.
Price ..... $19,900
Mr. Clarke EV 5-8794, EV 2-6817

### LOW DN PMT

5-room bungalow near bus and stores. Attractive liv rm with wall-to-wall carpet. Din rm. Smart cab kitchen. 2 bedrms, vanity bath. Full basement. New oil furnace. Sep garage. Priced for quick sale ..... $8000
Terms considered. T. Clarke or E. Wallace EV 5-8794, EV 2-8493, EV 2-6814.

### 5 BEDROOMS

RENT A ROOM or two or fill this home with your HAPPY FAMILY. Convenient location and many modernized features. A BONUS OF AN EXTRA LOT even on easy terms. The full price is only ..... $7950
Call MRS. WELLINGS and arrange to see your future home. EV 5-6741 or GR 7-2769. Northwestern Securities of Victoria Ltd.

OAK BAY—$1,500 DOWN. 2½-YR 2-bedrm ranched. Owner. EV 5-4022

## 150 HOUSES FOR SALE

### FAIRFIELD REALTY
335 COOK STREET

### SIDE-BY-SIDE STUCCO DUPLEX
### 7 YEARS OLD

Each side completely self-contained, tenants pay own heat, light, water. Electric range and new modern fridge in each side. Modern Pembroke bath. Terms, $2,000 down, $90 per month. Price ..... $12,900
Each side rents $70 per month. Exclusive.
Call Len Ledoux, EV 5-9765.

### WILLIAM HEAD
### ROCKY POINT
NEW UNFINISHED
3-BEDROOM HOUSE
ONLY $1000 DOWN
FULL PRICE $4950

This home is habitable but needs about $1,500 spent on it to finish it. Here is what you will have if you do this: a new three-bedroom home, next to a school, one block from store, on bus route, city water and good paved road at door. A good opportunity for a handyman to get either a cheap home or free rent and a nice profit. Hurry, it won't last. Phone Sid Bentley, EV 5-9765; eves., EV 2-6600.

### VLA BUYERS
2 BEDROOMS
2 ACRES AND BARN
IN 4-MILE CIRCLE

Vendor anxious to sell because he has located larger property and must act quickly. Please phone Sid Bentley, EV 5-9765; eves., EV 2-6600.

### REVENUE
### FAIRFIELD

This fine up-and-down duplex is fully furnished, O-O-M heat, gas hot water, new wiring, full basement, separate garage. $200 per month revenue.
Full price only ..... $15,000
Terms.
Call Joe Leibel, EV 5-9765; eves., EV 3-1307.

### ESQUIMALT

A beautiful 2-bedrm R bungalow, large LR with fireplace and oak floors, DR, elec kitchen, 4-pce bathroom, full basement, 2-piece bathroom in basement, drive-in garage, completely landscaped. A real home for ..... $13,250
Call Cliff Atkins, EV 5-9765, EV 4-1282

### DICKIE & CO
REALTY & INSURANCE
833 Fort St., EV 2-4312, EV 5-4334

### A Settin' Hen Lays No Eggs!

All the same as your money when you leave it in the bank. But invested in this fine bungalow it's like a LAYING HEN. 4 rooms. Cabinet kitchen, living room 12'x16' with fireplace, and 2 bedrooms, 12'x12'. Excellent condition inside and out (Duroid roof), and a trouble-free property for you, the landlord. And soon the tenant will have all walls papered with rent receipts and you will have eggs in the bank. Terms, and ..... $6500
full price only ...
Call Mrs. Weir, EV 2-4312; Eves. EV 2-5501.

### ONLY $1000 DOWN

Buys this charming 3-bedroom home, FULL BASEMENT, close in. Very sound proposition. Priced at only $7,900. Call Mr. Baird at EV 5-4334. Eves. EV 4-0483.

### NHA—3 BR CLOSE IN

You have only to make $350 per month to qualify for this lovely new NHA home and have a cash payment of $2,500. WHY GAMBLE, this is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING and framed rumpus room 18x30, in the basement. Set low beneath OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash. Please call Wess Dickie, EV 2-4312; eves. EV 3-3640.

### DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

### JAMES BAY

Here is your chance to trade your 4-roomed cottage or small bungalow; as down payment for a real family home, with 4 large bedrooms on 2nd floor, and bathroom 1 bedroom, kitchen, living and dining room on ground floor; no repairs needed. New roof and siding, full basement with Oil-O-Matic heat.
Full Price ..... $11,000
If no trade-in $4,000.00 will handle. Call T. Waters, Eves. EV 4-9968

### ROOMING HOUSE

$2,000 down puts you in business in 14-room house in James Bay. Revenue $240 month and price only ..... $14,000
Call Mr. Lloyd or Mrs. Griffiths, eves. EV 3-2153.

We have a client with $10,000 cash for 4 rooms, base oil heat. Call Mr. Kennedy, EV 3-6241 or EV 4-4804.

### "SEVEN OAKS"

Neat little stucco bungalow of 4 rooms with 2 bedrooms and large kitchen. Ideal for small family or retired folks, having large lot all in nice garden and situated close to R.C. school in North Douglas. Offers on the full price of $4,750. Possibility of good terms as this must be sold, so see this right away by calling TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

## 150 HOUSES FOR SALE

### TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

### BREATHING SPACE
CEDAR HILL ROAD

1. ACRE OF FRUIT AND OAK TREES
2. LGE LR WITH FP
3. CAB KIT WITH SPACE
4. FAMILY DR
5. 2-BR DOWN—1 UP
6. 4-PC BATHROOM
7. LGE RUMPUS ROOM
8. O-O-M—HW HEATING
9. SEP GARAGE PLUS PORT

GOOD TERMS ..... $16,900
Duncan Bingham, EV 2-7276, Res. EV 2-3738.

### NEW LISTING EXTRA LOT

SMART four-room, full-basement bungalow, 6 yrs old, on high MT TOLMIE location near new shopping centre, close to bus. Excellent view. PRICE (with extra lot) ..... $10,500
Ken Sturgeon, EV 2-7276, Res. GR 7-1580

### DON'T READ THIS

Unless you are looking for a quality home in the choice University district, situated on a nicely landscaped lot, offering a lovely view of the Olympics. This home contains three spacious bedrooms, large L-shaped living room and dining room and bright cheery cabinet electric kitchen. Full basement with drive-in garage and auto-oil heat. Full price, with excellent 5¼% mortgage ..... $14,500
To view this and other fine homes in the University district please call Keith A. Rose, EV 2-7276, Res. EV 2-9579.

### SIX ROOMS HI QUADRA

Situated on HIGH LOT giving a PANORAMIC VIEW and seclusion. GOLDEN OAK FLOORS in 24-ft. LIVING ROOM with lovely fireplace flanked by polished maple bookcases and built-in mantel mirror. A lovely separate family-size dining room. Large electric cabinet kitchen with breakfast nook, tiled sink, lots of cupboards. All THREE SPACIOUS BEDROOMS have WALK-IN CLOSETS with lights in each. 1,650 feet of floor space. Step-saving plan. Attached garage with added storage space. Oil-O-Matic AC heating. Terms, $2,500 down, balance as rent. Priced below cost at ..... $15,960
Hurry, call Mr. Ludlow, EV 2-7276, res. EV 3-5101

### CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

### OAK BAY
### NEW! NEW!!

$1,500 down handles beautiful new 2-bedroom bung. A grand new home for less than replacement cost. Lge elec cab kit, 2 bedrms, mahogany panelled LR, oak firs throughout. Auto oil heat, carport. No basement, no steps, easy terms. Cosy living at its best for only ..... $10,500
Dirk Okker, EV 2-0224 evenings

### SUBURBAN COTTAGE ONE ACRE

Close to all conveniences, clean, compact, well constructed, modern cottage, 4 rms, automatic heat, sep garage, good soil, low taxes, good value. Nice home on terms for only ..... $6300
Ken Walters, EV 5-7820 evenings

### FAMILY HOME

Here is a splendid large family home. 7 lovely rooms, oil hot-water heat, close to bus, school and shops. Clear title and in immaculate condition. A pleasure to show these and many other fine features.
Good terms. Only ..... $11,500
Carl Phipps, EV 5-1707 evenings

TWO NEW FOUR-ROOM HOUSES for sale. Stucco finish outside, fully insulated, hardwood floors. Homes that you will be proud to own. Phone A. H. Phelps, GR 8-2076 for appointments to inspect and prices.

ATTRACTIVE CLEAN 5 ROOMS, sun room, wired for range, full bsmt, landscaped, low taxes, near school. 627 Belton. To view, EV 2-0565. No agents. $7,500.

## 150 HOUSES FOR SALE

### P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

Exclusive
### OAK BAY
Drive by 866 Monterey
View Appointment Only

Spacious 5-rm stucco bungalow full cut hardwood floors, entrance hall and thru hall. Lovely LR, fireplace. French door into full dining rm, elec cab kit, dining space. Full cement bsmt, hot air piped auto oil heating, separate garage.
PRICE ..... $12,950
To view, terms, etc., please call Mr. Houston, EV 5-3435, Res. EV 5-6476.

### FAIRFIELD RANCHER

9 YEARS OLD
5 ROOMS CORNER LOT
ATTACHED GARAGE
AUTO OIL HEAT
VERY ANXIOUS TO SELL
ONLY ..... $11,950
Phone R. E. Hills, EV 5-3435; res. EV 3-6918

### OWNER TRANSFERRED MUST SELL!

Compact 2-bedroom bungalow, situated close to new elementary school, nice living room, large kitchen with good dining area, full concrete basement with extra room fitted with storage closets. Auto oil heat, large lot. Bulbs, shade trees, excellent value here. FULL PRICE ..... $9950
TERMS. To view call Mr. Clements, EV 4-5457 or office, EV 5-2435.

### CLOSE-IN LOCATION

Here is a spotless 2-bedroom bungalow situated within the city limits, comprising LR 12x18 with FP, lge cab kit and utility room. This is a no bsmt home with an automatic gas floor furnace. The property is all fenced, in lawn and with many fruit and berry trees. This is a wonderful value for only ..... $8400
Make an appointment right now to see this by phoning either Ross Weber, EV 5-3433; or A. Marion, EV 2-0697 or office EV 5-3435.

### LANGFORD

Excellent small home, 2 bedrms, LR, 3-pce bathrm, with lge kit, wired for electric range, good flooring, separate garage with workshop. Extra lot included. Good value, nice fruit trees. PRICE ..... $6500
$2,500 DOWN. For information phone R. Weber, EV 5-3433 or A. Marion, EV 2-0697 or office EV 5-3435.

### A REAL BUY!
ONLY $1000 DOWN

1 BEDRM, LR AND KIT
LGE LOT—SEP GARAGE
SPOTLESS CONDITION
TAXES $63.78.
PRICE ..... $4700
Please phone Ross Weber, EV 5-3433 or EV 5-3435

### OBED AVE.
### $1000 DOWN

4 rooms, separate garage, taxes $72, pay $40 per month on balance at 6%.
FULL PRICE ..... $3790

### CAREY ROAD
### $1700 DOWN

Very clean 4-room bungalow with full cement basement, high location, good view. Pay $75 per mo
FULL PRICE ..... $7490

### INVERNESS
### $1500 DOWN

6 rooms, full cement basement. Lot 99x150. Taxes $140. Double garage. Fruit trees. Pay $65 mo.
FULL PRICE ..... $7500
For further information on these 3 wonderful buys, call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

### STEWART CLARK & CO.
608 Broughton St Phone EV 5-2481

### ROWLAND HEIGHTS
### 608 LAMBIE

Situated on high ground with a good view in a charming subdivision, this delightful 3-year-old stucco bungalow in spotless condition has just become available, the owners having decided to retire in the U.S.A. There is a hall; a really beautiful LR, 21x11; DR; elec cab kit with ample cupboard space; utility room; 4-pc bath with vanity; and 2 nice bedrooms. Oil-O-Matic heat. Attached garage. No basement to keep clean. Garden fully landscaped. Furnishings can be purchased at nominal prices if desired. Appointments to view only through this office